



USER'S GUIDE TO THE HERNDON ZONING ORDINANCE

35. Roll-Off Dumpsters

(See Zoning Ordinance § 78-403, *Temporary Uses and Structures*, and § 78-403.4(5), *Roll-Off Dumpsters on Residential Property*)

The Town of Herndon Zoning Ordinance User Guide series provides the public with general information on land use regulations affecting activities undertaken by the public and administered by the Herndon Department of Community Development. It is not intended to be a complete statement of all applicable regulations. Individuals are encouraged to contact the Department of Community Development at 703-787-7380 for complete permitting requirements.

What is a roll-off dumpster?

Typically, a roll-off dumpster is a rented bulk solid waste receptacle placed temporarily in the driveway and used to handle solid waste disposal related to temporary activities such as moving, remodeling or other construction at a site. The rented container is hauled away when it is full and is emptied by mechanical means.

Why are roll-off dumpsters regulated?

They are regulated for reasons of public health, safety and welfare. Use of a roll-off dumpster unit must comply with the general standards for temporary uses. For example, a temporary use shall not be detrimental to property or improvements in the surrounding area, and shall be no risk of injury to persons. There shall be no public or private disturbances or nuisances. There shall be no unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel. Temporary uses must not interfere with the normal operations of the permanent use on the property and must maintain adequate parking availability on the site.

How are roll-off dumpsters regulated?

In addition to the general standards for all temporary uses and structures, there are specific standards for roll-off dumpsters. On residential property, a property owner or tenant may rent and use a roll-off dumpster in accordance with provisions of § 78-403, and when the following conditions are met:

- The Department of Community Development is notified at least one business day prior to placing the unit on the site.
- The unit is placed on the site for the allowable time frame specified in Table 78-403.4(5).
- The unit has a maximum capacity of 30 cubic yards, or is no larger than eight feet by eight feet by sixteen feet.
- The dumpster is used only for disposal of acceptable waste. Examples of waste that are not acceptable include refrigerators, a/c units, tires, batteries, car parts, hazardous waste, gas and propane tanks, dirt, rock, concrete, roofing, railroad ties, and other high density materials.
- On duplex, townhouse, quadruplex, or multi-family properties, placement of the unit must be approved by an appropriate management or ownership entity to ensure safe and convenient access to required parking spaces, driveways, and pedestrian pathways and to ensure that the unit does not obstruct emergency access or infringe on required landscaped areas.

Table 78-403.4(5), Allowable Time Frame for Roll-Off Dumpsters on Residential Property

	for site improvements that require:	allowable time frame for initial occurrence	extension of time, per occurrence	maximum duration, for all occurrences combined	other requirements
a.	no Building Permit	2 consecutive weeks	none	4 weeks within any calendar year	
b.	Building Permit only	6 consecutive weeks		12 weeks within any calendar year	
c.	Building Permit and Building Location Survey	8 consecutive weeks		16 weeks within any calendar year	
d.	Building Permit and Single Lot Development Plan	10 consecutive months	2 months	12 months	two extensions permitted; each extension of time is subject to approval by the Zoning Administrator based upon: (i) a written request by the property owner indicating why the additional time is required, and (ii) upon an inspection of the site by the Zoning Administrator to determine whether or not the dumpster appears to be creating any off-site nuisances, such as but not limited to odors and insects.
e.	Building Permit and an approved Subdivision Site pPan	10 consecutive months	yes	no limit	extension of time is subject to approval by the Zoning Administrator based upon: (i) a written request by the property owner indicating why the additional time is required, and (ii) upon an inspection of the site by the Zoning Administrator to determine whether or not the dumpster appears to be creating any off-site nuisances, such as but not limited to odors and insects.

Need more information?

Have a question on required permits, the permit process, or application requirements? Call or make an appointment to see a member of the staff in the **Department of Community Development at 703-787-7380**.

Have a question regarding building permits or construction codes? Call or make an appointment to see the **Building Official at 703-435-6850**.

Visit the Town of Herndon on the web at www.herndon-va.gov for the Zoning Ordinance User Guide series or to access the Town Code. Town offices are located at the Herndon Municipal Center at 777 Lynn Street, Herndon, Virginia, 20170.

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